

ORDINANCE NO. 20150416-018

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10091 AND 10175 EAST U.S. HIGHWAY 290, 9609, 9625, 9637, 9649 AND 9701 EAST PARMER LANE AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT AND PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (WILDHORSE RANCH PUD) TO COMMERCIAL HIGHWAY SERVICES-CONDITIONAL OVERLAY (CH-CO) COMBINING DISTRICT AND PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (WILDHORSE RANCH PUD).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district on the property (the "Property") described in Zoning Case No. C14-2014-0096, on file at the Planning and Zoning Department, as follows:

from interim-rural residence (I-RR) district to commercial highway services-conditional overlay (CH-CO) combining district

Tract 1: a 15.529 acre tract of land, more or less, out of the William H. Sanders Survey No. 54 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance;

Tract 3: a 11.631 acre tract of land, more or less, out of the William H. Sanders Survey No. 54 the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance;

from planned unit development (PUD) district to planned unit development (PUD) district

Tract 2: a 98.410 acre tract of land, more or less, out of the William H. Sanders Survey No. 54 and the James Manor Survey No. 40 the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance

locally known as 10091 and 10175 East U.S. Highway 290, 9609, 9625, 9637, 9649 and 9701 East Parmer Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. Tracts 1 and 3 within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for Tracts 1 and 3 may not be approved, released, or issued, if the completed development or uses of Tracts 1 and 3, considered cumulatively with all existing or previously authorized development and uses, generate traffic that does not exceed 2,000 trips per day.
- B. The following uses are not permitted uses on Tracts 1 and 3:

Campground
Residential treatment
Vehicle storage
Drop-off recycling collection
facility

Commercial blood plasma center
Pawn shop services
Guidance services
Transitional housing

Except as specifically restricted under this ordinance, Tracts 1 and 3 may be developed and used in accordance with the regulations established for the commercial highway services (CH) base district and other applicable requirements of the City Code.

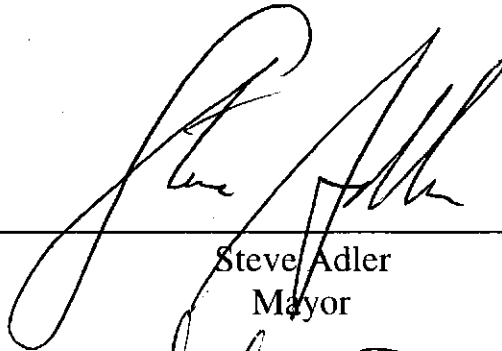
PART 3. Tract 2 is subject to Ordinance No. 020214-28 as amended that established the Wildhorse Ranch Planned Unit Development.

PART 4. This ordinance takes effect on April 27, 2015.


PASSED AND APPROVED

_____, April 16, 2015


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Steve Adler
Mayor

APPROVED: 

Anne L. Morgan
Interim City Attorney

ATTEST:  Fr

Jannette S. Goodall
City Clerk

Tract 1

**FIELD NOTE DESCRIPTION
15.529 ACRES OF LAND
WILLIAM H. SANDERS SURVEY NO. 54
TRAVIS COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 15.529 ACRES OF LAND OUT OF THE WILLIAM H. SANDERS SURVEY NO. 54, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 11.127 ACRE TRACT DESCRIBED IN A DEED TO SCC EASTBOURNE MANOR LIMITED PARTNERSHIP RECORDED IN DOCUMENT NUMBER 2007041993 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS ALONG WITH THAT CERTAIN 4.402 ACRE TRACT DESCRIBED IN A DEED TO SCC EASTBOURNE MANOR LIMITED PARTNERSHIP RECORDED IN DOCUMENT NUMBER 2007192092 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID 15.529 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch diameter steel pin found on the south right-of-way line of U.S. Highway 290 at the northeast corner of the said 11.127 acre tract, the same being at the northwest corner of the said 4.402 acre tract, and being at the southeast corner of that certain 4.053 acre tract called Parcel No. 197 in a deed to the State of Texas recorded in Document Number 2006092794 of the Official Public Records of Travis County, Texas, and being at the southwest corner of that certain 1.615 acre tract called Parcel No. 232 conveyed to the State of Texas described in Document Number 2012162699 of the Official Public Records of Travis County, Texas;

THENCE, N 66°28'50" E, a distance of 331.77 feet to a computed point in a fence corner post at the northeast corner of the said 4.402 acre tract, the same being at the southeast corner of the said 1.615 acre tract, the same being at the southwest corner of that certain 0.922 acre tract called Parcel 196, Part 2 in a deed to the State of Texas recorded in Document Number 2006087708 of the Official Public Records of Travis County, Texas, from which a steel pin found with TxDOT aluminum cap bears N 66°28'50" E, 482.43 feet;

THENCE, with the common lines between the said 4.402 acre tract and that certain 101.486 acre tract described in a deed to SCC Eastbourne Manor Limited Partnership recorded in Document Number 2007192091 of the Official Public Records of Travis County, Texas, the following three (3) courses and distances:

- 1) S 27°59'54" E, 771.22 feet to a 1/2 inch diameter steel pin found at the southeast corner of the said 4.402 acre tract;
- 2) N 83°50'05" W, 269.70 feet to a 1/2 inch diameter steel pin found at the southwest corner of the said 4.402 acre tract;
- 3) N 37°58'01" W, 109.88 feet to a 1/2 inch diameter steel pin found at the easterly most corner of the said 11.127 acre tract;

THENCE, with the common lines between the said 11.127 acre tract and the said 101.486 acre tract, the following three (3) courses and distances:

- 1) S 40°55'08" W, 646.00 feet to a 1/2 inch diameter steel pin found at the southerly most corner of the said 11.127 acre tract;

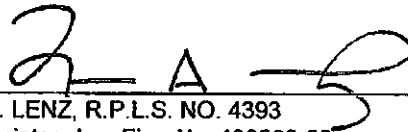
15.529 Acres
Page 2 of 2

- 2) N 59°53'44" W, 361.65 feet to a ½ inch diameter steel pin found;
- 3) N 24°03'43" W, 354.31 feet to a ½ inch diameter steel pin found with cap at an angle point on the east line of that certain 63.429 acre tract called Parcel 196, Part 1 in a deed to the State of Texas recorded in Document Number 2006087708 of the Official Public Records of Travis County, Texas, the same being the southwest corner of the said 4.053 acre tract called Parcel No. 197;

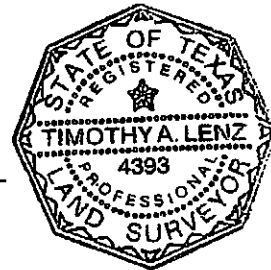
THENCE, along and with the north line of the said 11.127 acre tract, the same being the south line of the said 4.053 acre tract and right-of-way line of U.S. Highway 290, the following two (2) courses and distances:

- 1) N 22°01'03" E, 231.51 feet to a ½ inch steel pin found with TXDOT aluminum cap;
- 2) N 66°28'50" E, 505.04 feet to the **PLACE OF BEGINNING**, containing 15.529 acres of land, more or less.

DATE OF SURVEY JUNE 26, 2012



TIMOTHY A. LENZ, R.P.L.S. NO. 4393
Lenz & Associates, Inc. Firm No. 100290-00
4303 Russell Drive
Austin, Texas 78704
(512) 443-1174



2006-0982(15.529ac zoning).doc

Tract 3

**FIELD NOTE DESCRIPTION
11.631 ACRES OF LAND
WILLIAM H. SANDERS SURVEY NO. 54
JAMES MANOR SURVEY NO. 40
TRAVIS COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 11.631 ACRES OF LAND OUT OF THE WILLIAM H. SANDERS SURVEY NO. 54 AND THE JAMES MANOR SURVEY NO. 40, TRAVIS COUNTY, TEXAS, BEING A PORTION OF TRACT 3 CONVEYED TO THE BUTLER FAMILY PARTNERSHIP, LTD. BY DEED RECORDED IN VOLUME 12271, PAGE 872 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING ALL OF THE FOURTH TRACT AND A PORTION OF THE SECOND AND THIRD TRACTS DESCRIBED IN A DEED TO ROY A. BUTLER RECORDED IN VOLUME 4282, PAGE 1082 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALONG WITH THE NOW VACATED ROADWAY CALLED TRACT B IN A DEED TO THE BUTLER FAMILY PARTNERSHIP, LTD. IN AN ORDER OF VACATION RECORDED IN DOCUMENT NUMBER 2009170331 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALONG WITH 1.473 ACRES OF LAND BEING THOSE CERTAIN TWO TRACTS CALLED TRACT "C" AND TRACT "D" CONVEYED TO SCC EASTBOURNE MANOR, L.P. IN AN ORDER OF VACATION RECORDED IN DOCUMENT NUMBER 2009170330 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALONG WITH 0.468 ACRE OF LAND, BEING ALL OF THAT CERTAIN TRACT CALLED TO CONTAIN 0.467 ACRE IN A DEED TO SCC EASTBOURNE MANOR LP RECORDED IN DOCUMENT NUMBER 2009164105 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. A PORTION OF THE HEREIN DESCRIBED TRACT IS NOW INCLUDED IN LOTS 1, 2, 3 AND 4, BLOCK A, WILDHORSE ADDITION SECTION ONE, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 20110043 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 11.631 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch diameter steel pin found with cap stamped Terra Firma on the south line of the said Butler Family Partnership, Ltd. tract called Tract 3 in the deed recorded in Volume 12271, Page 872 of the Real Property Records of Travis County, Texas, the same being the south line of the said Third Tract described in the deed to Roy A. Butler recorded in Volume 4282, Page 1082 of the Deed Records of Travis County, Texas, the same being the northerly most corner of the said 0.468 acre tract, and being at the southwest corner of that certain 3.718 acre tract described in a deed to the State of Texas recorded in Document Number 2005111508 of the Official Public Records of Travis County, Texas and being on the south right-of-way line of U.S. Highway 290;

THENCE, N 67°08'12" E, along the south right-of-way line of U.S. Highway 290, passing at a called distance of 635.23 feet the southeast corner of the said 3.718 acre State of Texas tract, the same being the southwest corner of that certain 1.078 acre tract called Parcel 58A in a deed to the State of Texas recorded in Document Number 2012189306 of the Official Public Records of Travis County, Texas, continuing along the south right-of-way line of U.S. Highway 290 for a **total distance of 951.99 feet** to a 1/2 inch diameter steel pin set with cap stamped Lenz & Assoc. at the northwest corner of that certain 0.031 acre tract called Parcel 58B in the deed to the State of Texas recorded in Document Number 2012189306 of the Official Public Records of Travis County, Texas;

THENCE, along and with the west line of the said 0.031 acre Parcel 58B and west right-of-way line of Parmer Lane, the following three (3) courses and distances:

- 1) S 69°33'28" E, 36.41 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 2) S 26°12'23" E, 102.93 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 3) S 68°58'05" E, 7.79 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at the southeast corner of the said 0.031 acre Parcel 58B on the west right-of-way line of Parmer Lane as described in a deed to Travis County recorded in Document Number 2008039133 of the Official Public Records of Travis County, Texas;

THENCE, S 23°59'41" E, along the west right-of-way line of Parmer Lane as described in Document Number 2008039133 of the Official Public Records of Travis County, Texas, the same being the east line of the said lots 1, 2, 3 and 4, Block A, Wildhorse Addition Section One, at 96.73 feet passing a ½ inch diameter steel pin found with Terra Firma cap at the northeast corner of Lot 2, at 273.68 feet passing a ½ inch diameter steel pin found with Terra Firma cap at the northeast corner of Lot 3 and continuing a total distance of 474.18 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. on the east line of Lot 4, being at the northeast corner of the said tract called Tract "D" conveyed to SCC Eastbourne Manor, L.P. in an Order of Vacation recorded in Document Number 2009170330 of the Official Public Records of Travis County, Texas, the same being the easterly most southeast corner of the said tract called Tract B in the deed to The Butler Family Partnership, LTD recorded in Document Number 2009170331 of the Official Public Records of Travis County, Texas;

THENCE, along the west line of Parmer Lane, with a curve to the right, having a central angle of 01°32'11", a radius of 1853.00 feet, an arc of 49.87 feet and a chord bearing and distance of S 23°11'44" E, 49.87 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at the northwest corner of that certain 62,455 square foot tract described in a deed to Travis County recorded in Document Number 2008029324 of the Official Public Records of Travis County, Texas, the same being the southeast corner of the said Tract "D";

THENCE, along the north line of that 101.486 acre tract described in a deed to SCC Eastbourne Manor Limited Partnership recorded in Document Number 2007192091 of the Official Public Records of Travis County, Texas, the same being the south line of the said Tract "D" and previous south line of Old Highway 20, the following two (2) courses and distances:

- 1) N 84°41'31" W, 135.51 feet to a ½ inch diameter steel pin found;
- 2) N 88°57'14" W, 266.68 feet to a ½ inch diameter steel pin found with cap stamped Capital Surveying Co at the southwest corner of the said Tract "D";

THENCE, along common lines between the said Roy A. Butler Fourth Tract and the said 101.486 acre SCC Eastbourne Manor Limited Partnership tract, the following two (2) courses and distances:

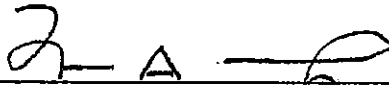
- 1) S 29°37'28" W, 211.53 feet to a ½ inch diameter steel pin found with cap stamped Capital Surveying Co;
- 2) N 60°49'29" W, 390.25 feet to a ½ inch diameter steel pin found with cap stamped Capital Surveying Co. at the westerly most corner of the said Roy A. Butler Fourth Tract and the southeast corner of the said Tract "C", conveyed to SCC Eastbourne Manor, L.P. in the said Order of Vacation recorded in Document Number 2009170330 of the Official Public Records of Travis County, Texas;

THENCE, N 88°40'41" W, a distance of 734.01 feet along the common line between the said 101.486 acre tract and the said Tract "C" to a 1/2 inch diameter steel pin found with TxDOT aluminum cap on the south right-of-way line of U.S. Highway 290 at the southwest corner of the said Tract "C", and being at the southeast corner of that certain 0.922 acre tract called Parcel No. 196, Part 2 in a deed to the State of Texas recorded in Document Number 2006087708 of the Official Public Records of Travis County, Texas;

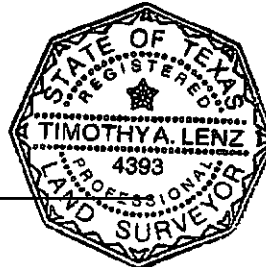
THENCE, along and with the south right-of-way line of U.S. Highway 290, the following two (2) courses and distances:

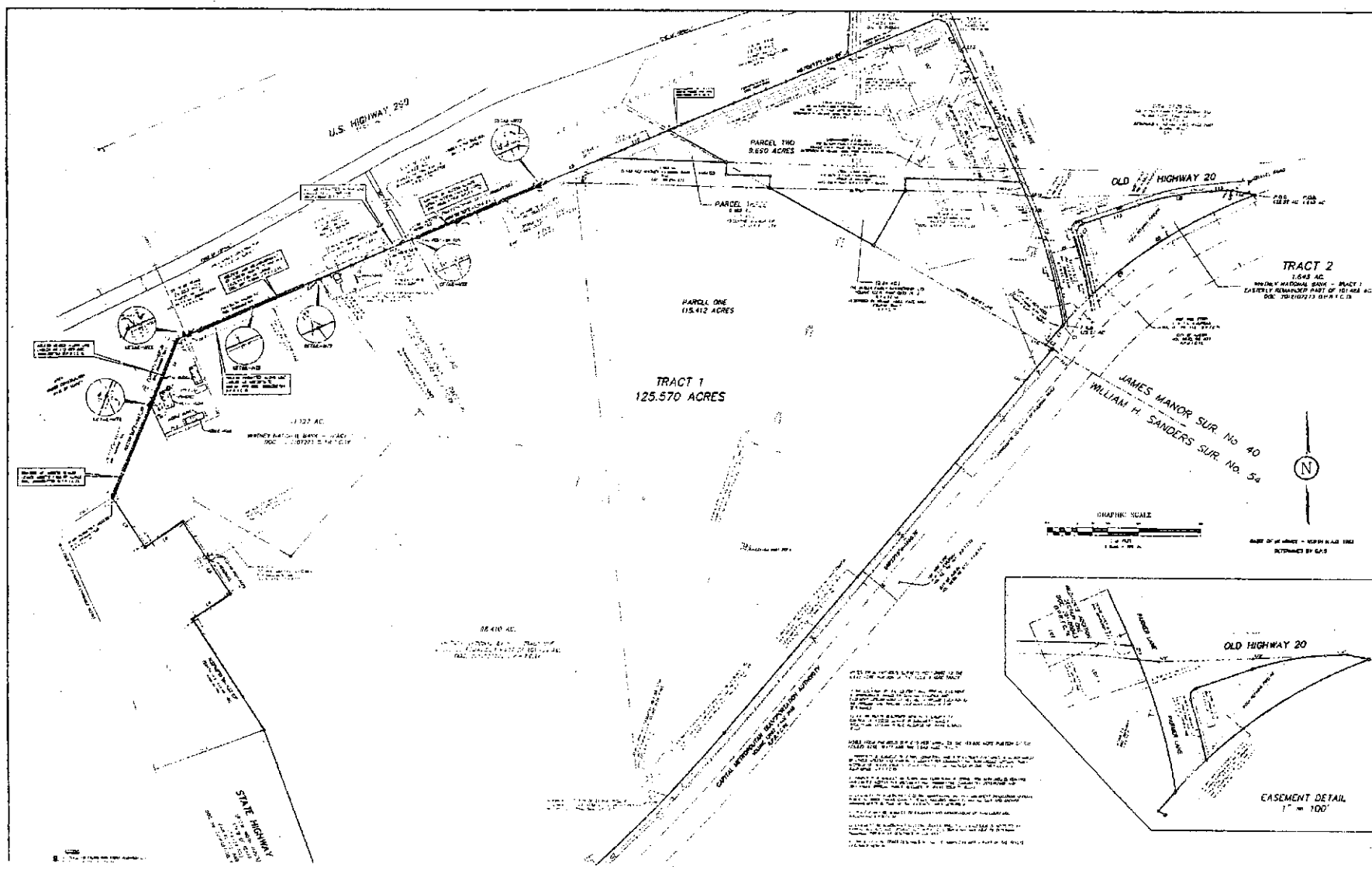
- 1) N 66°27'56" E, a distance of 206.83 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc at the northwest corner of the said Tract "C" and southwest corner of the said 0.468 acre tract;
- 2) N 66°24'08" E, 234.13 feet to the **PLACE OF BEGINNING**, containing 11.631 acres of land, more or less.

DATE OF SURVEY DECEMBER 4, 2012



TIMOTHY A. LENZ, R.P.L.S. NO. 4393
Lenz & Associates, Inc., Firm No. 100290-00
4303 Russell Drive
Austin, Texas 78704
(512) 443-1174





Tract 2

TRACT 1

**FIELD NOTES TO ACCOMPANY MAP OF SURVEY
98.410 ACRES OF LAND
WILLIAM H. SANDERS SURVEY NO. 54
JAMES MANOR SURVEY NO. 40
TRAVIS COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 98.410 ACRES OF LAND OUT OF THE WILLIAM H. SANDERS SURVEY NO. 54 AND THE JAMES MANOR SURVEY NO. 40, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 101.486 ACRE TRACT DESCRIBED IN A DEED TO SCC EASTBOURNE MANOR LIMITED PARTNERSHIP RECORDED IN DOCUMENT NUMBER 2007192091 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 98.410 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch diameter steel pin found with cap stamped Capital Surveying Co. at the intersection of the south line of Old Highway 20 with the west right-of-way line of that certain 200 foot wide strip of land described in a deed to the H & T. C. Railroad, recorded in Volume U, Page 452 of the Deed Records of Travis County, Texas, the said 200 foot wide strip of land later being conveyed to the City of Austin by deed recorded in Volume 9870, Page 877 of the Real Property Records of Travis County, Texas and later conveyed to Capitol Metropolitan Transportation Authority by deed recorded in Volume 13187, Page 3118 of the Real Property Records of Travis County, Texas, for the northeast corner of the said 101.486 acre tract;

THENCE, along and with the west line of the said 200 foot wide strip of land, the same being the east line of the said 101.486 acre tract, along a line generally 100 feet west of and parallel to the centerline of the railroad track, with a curve to the left, having a central angle of 28°45'16", a radius of 1530.00 feet, an arc of 767.84 feet and a chord bearing and distance of S 54°54'46" W, 759.81 feet to a 1/2 inch diameter steel pin set with cap stamped Lenz & Assoc at the intersection with the west right-of-way line of Parmer Lane at the southwest corner of that certain 62,455 square foot tract described in a deed to Travis County recorded in Document Number 2008029324 of the Official Public Records of Travis County, Texas for the **PLACE OF BEGINNING** of the herein described tract;

THENCE, continuing with said curve, being the west line of the 200 foot wide strip of land and east line of the said 101.486 acre tract, having a central angle of 0°10'21", a radius of 1530.00 feet, an arc of 4.68 feet and a chord bearing and distance of S 40°26'52" W, 4.68 feet to a 1/2 inch diameter steel pin set with cap stamped Lenz & Assoc, replacing a 1/2 inch diameter steel pin found with cap stamped Capital Surveying Co on a previous survey by Lenz & Associates, Inc;

THENCE S 40°51'20" W, a distance of 81.94 feet, continuing with the west line of the said 200 foot wide strip of land and east line of the said 101.486 acre tract, to a 5/8 inch diameter steel pin found at the southwest corner of the said 200 foot wide strip of land at an interior corner of the said 101.486 acre tract;

THENCE, S 59°36'01" E, a distance of 25.35 feet to a 1/2 inch diameter steel pin found with cap stamped Capital Surveying Co. on the south line of the said 200 foot wide strip of land at the northerly most or northwest corner of that certain 150 foot wide strip of land conveyed to the H & T. C. Railroad recorded in Volume 42, Page 107 of the Deed Records of Travis County, Texas, the said 150 foot wide strip of land later being conveyed to the City of Austin by deed recorded in Volume 9870, Page 877 of the Real Property Records of Travis County, Texas and later conveyed to Capitol Metropolitan Transportation Authority by deed recorded in Volume 13187, Page 3118 of the Real Property Records of Travis County, Texas;

THENCE, along and with the west line of the said 150 foot wide strip of land, the same being the southeast line of the said 101.486 acre tract, along a line generally 75 feet west of and parallel to the centerline of the railroad tract, the following four (4) courses and distances:

- 1) S 40°22'15" W, 1669.76 feet to a 1/2 inch diameter steel pin found with cap stamped Capital Surveying Co;
- 2) With a curve to the right, having a central angle of 10°38'04", a radius of 5133.00 feet, an arc of 952.72 feet and a chord bearing and distance of S 45°39'19" W, 951.36 feet to a 1/2 inch diameter steel pin found with cap stamped Capital Surveying Co;
- 3) S 50°57'55" W, 176.20 feet to a 1/2 inch diameter steel pin found with cap stamped Capital Surveying Co;
- 4) With a curve to the left, having a central angle of 12°11'25", a radius of 1985.00 feet, an arc of 422.33 feet and a chord bearing and distance of S 44°54'22" W, 421.53 feet to a 1/2 inch diameter steel pin set with cap stamped Lenz & Assoc. on the east right-of-way line of State Highway 130 at the southeast corner of that certain 63.429 acre tract called Parcel 196, Part 1 in a deed to the State of Texas recorded in Document Number 2006087708 of the Official Public Records of Travis County, Texas for the southerly most corner of the said 101.486 acre tract;

THENCE, along and with the east line of the said 63.429 acre tract and State Highway 130, the same being the west line of the said 101.486 acre tract, the following seven (7) courses and distances:

- 1) N 20°12'46" W, 1146.11 feet to a steel pin found with TxDOT aluminum cap;
- 2) N 32°48'31" W, 432.23 feet to a steel pin found with TxDOT aluminum cap;

98.410 Acres

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- 3) N 55°15'25" E, 150.33 feet to a steel pin found with TxDOT aluminum cap;
- 4) N 32°50'23" W, 285.52 feet to a steel pin found with TxDOT aluminum cap;
- 5) S 55°14'47" W, 149.80 feet to a steel pin found with TxDOT aluminum cap ;
- 6) N 32°53'08" W, 196.54 feet to a steel pin found with TxDOT aluminum cap;
- 7) N 22°01'03" E, 335.78 feet to a 1/2 inch diameter steel pin found with cap stamped Capital Surveying Co. at an angle point on the west line of that certain 11.127 acre tract described in a deed to SCC Eastbourne Manor Limited Partnership, recorded in Document Number 2007041993 of the Official Public Records of Travis County, Texas;

THENCE, with the common lines between the said 101.486 acre tract and the said 11.127 acre tract, the following three (3) courses and distances:

- 1) S 24°03'43" E, 354.31 feet to a 1/2 inch diameter steel pin found;
- 2) S 59°53'44" E, 361.65 feet to a 1/2 inch diameter steel pin found;
- 3) N 40°55'08" E, 646.00 feet to a 1/2 inch diameter steel pin found at the easterly most corner of the said 11.127 acre tract, on the west line of that certain 4.402 acre tract described in a deed to SCC Eastbourne Manor Limited Partnership recorded in Document Number 2007192092 of the Official Public Records of Travis County, Texas;

THENCE, with the common lines between the said 101.486 acre tract and the said 4.402 acre tract, the following three (3) courses and distances:

- 1) S 37°56'01" E, 109.88 feet to a 1/2 inch diameter steel pin found;
- 2) S 83°50'05" E, 269.70 feet to a 1/2 inch diameter steel pin found;
- 3) N 27°59'54" W, 771.22 feet to a calculated point in a fence corner post at the intersection with the south right-of-way line of U.S. Highway 290 at the northeast corner of the said 4.402 acre tract, the same being the southwest corner of that certain 0.922 acre tract called Parcel No. 196, Part 2 in a deed to the State of Texas recorded in Volume 2006087708 of the Official Public Records of Travis County, Texas;

98.410 Acres

Page 4 of 5

THENCE, N 66°28'50" E, a distance of 482.43 feet along the south right-of-way line of U.S. Highway 290 to a steel pin found with TxDOT aluminum cap at the intersection with the previous south line of Old Highway 20 at the southeast corner of the said 0.922 acre tract, the same being the southwest corner of that certain 1.103 acre tract described in a conveyance to SCC Eastbourne Manor L.P. by Order of Vacation recorded in Document Number 2009170330 of the Official Public Records of Travis County, Texas;

THENCE, S 88°40'41" E, a distance of 734.01 feet along the previous south line of Old Highway 20, the same being the south line of the said 1.103 acre tract and north line of the said 101.486 acre tract, to a 1/2 inch diameter steel pin found with cap stamped Capital Surveying Co. at the westerly most corner of that certain 0.94 acre tract conveyed to The Butler Family Partnership, LTD by deed recorded in Volume 12271, Page 872 of the Real Property Records of Travis County, Texas (described in Volume 4282, Page 1082 of the Deed Records of Travis County, Texas), the same being the southeast corner of the said 1.103 acre tract;

THENCE, along the common lines between the said 0.94 acre tract and the said 101.486 acre tract, the following two (2) courses and distances:

- 1) S 60°49'29" E, 390.25 feet to a 1/2 inch diameter steel pin found with cap stamped Capital Surveying Co;
- 2) N 29°37'28" E, 211.53 feet to a 1/2 inch diameter steel pin found with cap stamped Capital Surveying Co. at the easterly most corner of the said 0.94 acre tract, the same being the southwest corner of that certain 0.369 acre tract described in a conveyance to SCC Eastbourne Manor L.P. by Order of Vacation recorded in Document Number 2009170330 of the Official Public Records of Travis County, Texas;

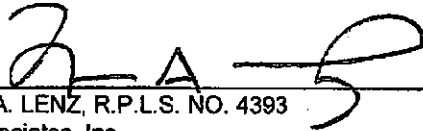
THENCE, along and with the previous south line of Old Highway 20 and the said 0.369 acre tract, the same being the north line of the said 101.486 acre tract, the following two (2) courses and distances:

- 1) S 88°57'14" E, 266.68 feet to a 1/2 inch diameter steel pin found;
- 2) S 84°41'31" E, 135.51 feet to a 1/2 inch diameter steel pin set with cap stamped Lenz & Assoc at the northwest corner of the said 62,455 square foot tract described in the deed to Travis County, Texas recorded in Document Number 2008029324 of the Official Public Records of Travis County, Texas, from which a 5/8 inch diameter steel pin found previously on a survey performed by Lenz & Associates, Inc., having been removed, bears S 84°41'31" E, 65.10 feet;

98.410 Acres
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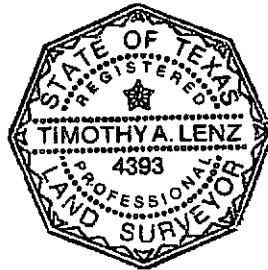
THENCE, with a curve to the right, traversing the interior of the said 101.486 acre tract along the west line of the said 62,455 square foot tract and west right-of-way line of Parmer Lane, having a central angle of $13^{\circ}51'13''$, a radius of 1853.00 feet, an arc of 448.04 feet and a chord bearing and distance of S $15^{\circ}29'54''$ E, 446.95 feet to the PLACE OF BEGINNING, containing 98.410 acres of land, more or less.

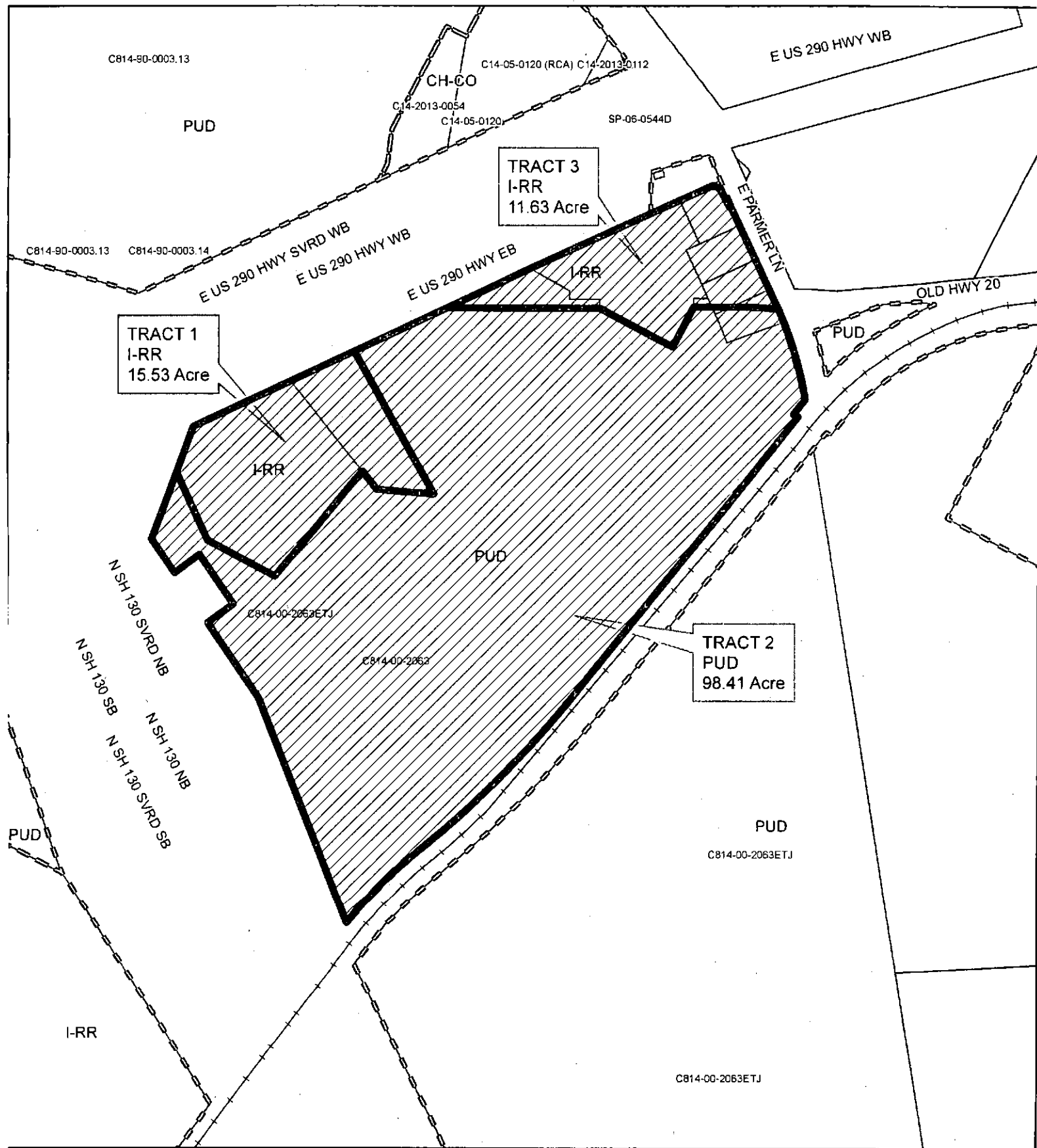
DATE OF SURVEY JUNE 26, 2012






TIMOTHY A. LENZ, R.P.L.S. NO. 4393
Lenz & Associates, Inc..
4303 Russell Drive
Austin, Texas 78704
(512) 443-1174

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2014-0096



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic information by the City of Austin regarding specific accuracy or completeness.

Exhibit D

1" = 600'